

***Village of Barrington
Zoning Board of Appeals
Minutes Summary - Draft***

Date: Tuesday, December 6, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Patricia Pokorski, Chairperson
Ryan Julian, Commissioner
Daniel Fitzgerald, Commissioner
Todd Sholeen, Commissioner
Peg Moston, Commissioner
Victoria Perille, Commissioner

Staff Members: Paul Evans, Assistant Director of Planning

Call to Order

Ms. Pokorski called the meeting to order at 7:06 p.m.

Roll Call noted the following: Ryan Julian, present; Peg Moston, present; Victoria Perille, present; Daniel Fitzgerald, present; Todd Sholeen, present; Patricia Pokorski, present; Bruce Kramer, absent.

Chairperson's Remarks

Ms. Pokorski announced the order of proceedings and rules for public hearings and swore in all attendees that expected to speak at this meeting.

Old Business

None

New Business

ZBA 05-11: 303 S. Hough Street (Variations)
Petitioner: J2K2, LLC

Due to additional variations that need to be noticed the meeting will be continued until January 3, 2006.

ZBA 05-12: Graffia/Landwer Residence 740 S. Prairie Avenue
Petitioner: Sarah Petersen, S.A. Petersen Architects, Ltd.

The property owner is proposing to add a second story addition to the current one story home.

Sarah Petersen, of S.A. Petersen Architects, Ltd. is representing the property owners. She is asking for a two foot and four inch variation in order to renovate the home. She stated that is the only way to add an addition without taking up much of the backyard.

Mr. Evans gave the following staff report:

The property owner is proposing to construct a second story addition over a portion of the existing residential structure. The current residence consists of a one (1) story structure. The property is zoned R-6 Single Family Residential and requires minimum interior side yard setbacks of seven (7) feet.

The existing residence is located approximately four (4) feet and eight (8) inches from the south property line where an interior side yard setback of seven (7) feet is required. The petitioner is proposing to construct a second floor

over the existing first floor and is not proposing to encroach any further into the required interior side yard than the existing first floor currently does. The resulting modifications require a variation of two (2) feet and four (4) inches on the south side of the property.

The petitioner is proposing to add approximately 1,000 square feet to the existing home on the second floor. There will be a continued encroachment (for the new second floor) into the required interior side yard of approximately 58.4 square feet as a result of this proposal. Staff's review of the plans indicates that the proposed construction will meet the Village's zoning requirements for floor area ratio (FAR), lot coverage, daylight plane and building height.

Mr. Evans said staff recommended approval of the addition and of the variation.

Ms. Pokorski invited meeting attendees to comment on the petition at this time.

Mr. Mark Olmon stepped to the podium and introduced himself. Mr. Olmon is the owner of the property next door at 744 S. Prairie. He stated that he approves of the plans to add the second story addition.

Mr. Olmon's only concern is with the construction debris that may spill over onto his property, because his driveway is only four feet and eight inches away from the house. He would like to see a construction fence put up during the renovation to prevent that debris from entering his property.

Ms. Petersen suggested drawing a construction fence on her building plans so that one will have to be put up and no debris will spill onto his property.

Mr. Olmon was also concerned with a large tree that touches both properties. He is afraid that the tree may be damaged during the construction and would like to see it preserved.

Ms. Pokorski suggested consulting with a real estate attorney to get an easement for the care of the tree. She explained that is a better course of action than just coming to a verbal agreement with the owners in case the house is sold. An easement would transfer to any new owners who take possession and ensure the tree is preserved.

Ms. Pokorski asked if any other attendees cared to comment. There were no further public comments.

Ms. Pokorski asked the board for comments.

Ms. Moston stated that she is fine with the second story addition.

Mr. Julian agreed that he is in favor of it also.

Ms. Pokorski asked if anyone wanted to make any conditions for the approval of the addition in regard to the laborers and construction materials to remain off the neighbor's property.

Staff and the Board decided to let Ms. Petersen write the fencing in her plans and it would be included as part of the building permit.

Mr. Sholeen made a motion to approve ZBA 05-12. Mr. Julian seconded the motion.

Roll Call vote:

Mr. Fitzgerald - yes

Mr. Sholeen - yes

Mr. Julian - yes

Ms. Pokorski - yes

Ms. Moston - yes

Motion carried.

Minutes

Ms. Pokorski noted changes to be made to the minutes for August 2, 2005.

Mr. Sholeen made a motion to approve the minutes from August 2, 2005 with corrections. Mr. Julian seconded the motion.

Roll Call vote:

Mr. Fitzgerald - yes

Mr. Sholeen - yes

Mr. Julian - yes

Ms. Pokorski - yes

Ms. Moston - yes

Ms. Perille - yes

Motion carried.

Mr. Julian and Ms. Perille noted changes needed for minutes from October 4, 2005.

Ms. Perille made a motion to approve the minutes from October 4, 2005 with corrections. Ms. Moston seconded the motion.

Roll Call vote:

Mr. Fitzgerald - yes

Mr. Sholeen - yes

Mr. Julian - yes

Ms. Moston - yes

Ms. Perille - yes

Motion carried.

Meeting Schedule for 2006

The meeting schedule for 2006 was reviewed.

Mr. Evans noted that a meeting would fall on July 4, 2006 and due to that it was moved to a tentative date of July 11, 2006, unless there is a conflict with the Plan Commission meeting on that evening. In that case, one meeting might be rescheduled.

Mr. Sholeen made a motion to approve the meeting schedule for 2006. Ms. Moston seconded the motion.

Roll Call vote:

Mr. Fitzgerald - yes

Mr. Sholeen - yes

Mr. Julian - yes

Ms. Pokorski - yes

Ms. Moston - yes

Ms. Perille - yes

Motion carried.

Planner's Report

Mr. Evans briefly discussed the status of future projects.

Adjournment

Mr. Sholeen made a motion to adjourn the meeting. Mr. Julian seconded the motion.

Roll Call vote:

Mr. Fitzgerald - yes

Mr. Sholeen - yes

Mr. Julian - yes

Ms. Pokorski - yes

Ms. Moston - yes

Ms. Perille - yes

Motion carried.

Meeting adjourned at approximately 7:55 p.m.

Respectfully submitted,

Shannon Conroy
Recording Secretary

Ms. Patricia Pokorski, Chairperson
Zoning Board of Appeals